



THE
A-TEAM

**RE/MAX
FIRST**

7231 22 Street, Calgary T2C 0W5

MLS® #: **A2187320**

Area: **Ogden**

Listing Date: **01/15/25**

List Price: **\$615,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1957**
Lot Information
Lot Sz Ar: **6,361 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **900**
Low Sqft:
Ttl Sqft: **900**

DOM

7
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Garden,Rectangular Lot,Treed**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Metal Siding ,Wood Frame**
Flooring: **Tile,Wood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`8" x 6`11"
Dining Room	Main	8`1" x 7`7"
Bedroom	Main	11`1" x 11`1"
Bedroom	Basement	11`7" x 11`0"
4pc Bathroom	Main	

Room	Level	Dimensions
Living Room	Main	21`6" x 11`2"
Bedroom	Main	11`2" x 8`2"
Family Room	Basement	20`4" x 10`0"
Bedroom	Basement	10`10" x 10`9"
3pc Ensuite bath	Main	

4pc Bathroom

Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

4465HB

Remarks

Pub Rmks: **Nestled on one of Ogden's serene, tree-lined streets overlooking a park, this stunning bungalow has been beautifully updated and is move-in ready. The open-concept floor plan seamlessly combines modern style with comfort. The renovated kitchen features stainless steel appliances, including a Fisher & Paykel counter-depth fridge, along with sleek, bright white cabinetry. Its open design flows effortlessly into the spacious living room, where a large front picture window bathes the space in natural light while providing picturesque park views. Custom built-ins and a cozy fireplace make this area perfect for entertaining or relaxing. The main floor master suite boasts a full wall of closets and an ensuite with heated floors, creating a private retreat. Downstairs, the well-designed basement offers a large family room, a full bathroom, and two additional bedrooms, making it an ideal space for family or guests. Situated on a generous lot across from George Moss Park, the property features a garage with a 240-amp panel and a spectacular west-facing backyard. The outdoor space is perfect for enjoying sunny afternoons with a pergola-covered patio, raised garden beds, and a fire pit area. Additional upgrades have been done to plumbing, electrical and heating along with the addition of solar panels. for green energy and lower bills. This quiet, park-facing location is the perfect place to call home. Don't miss this turnkey opportunity!**

Inclusions:
Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













